



# **CHICAGO PLAN COMMISSION**

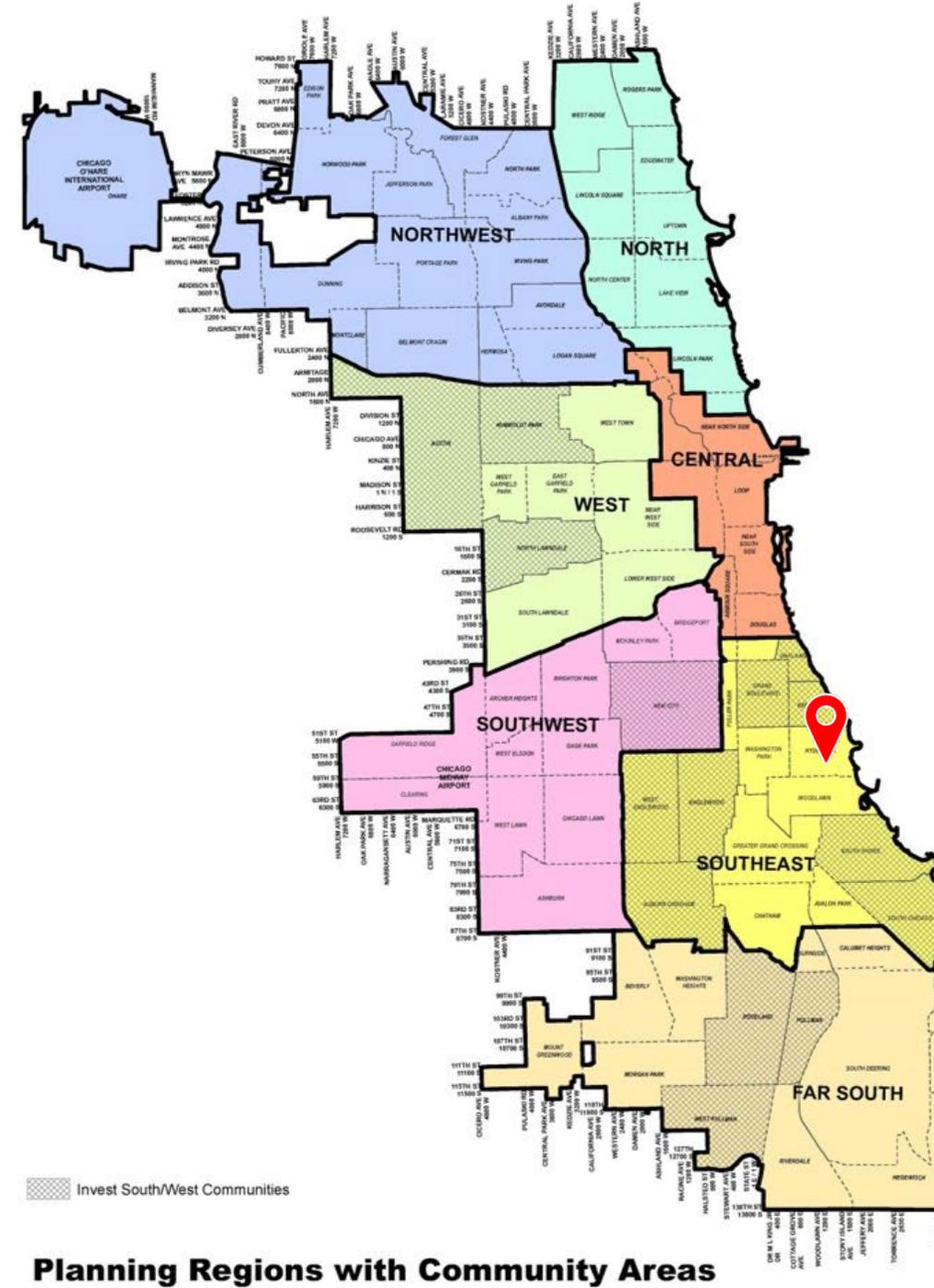
## **Department of Planning and Development**

**Midway Plaisance East End Improvements**  
**5950 S Stony Island Ave (No. 5 Ward)**  
**Chicago Park District**

4/20/2023

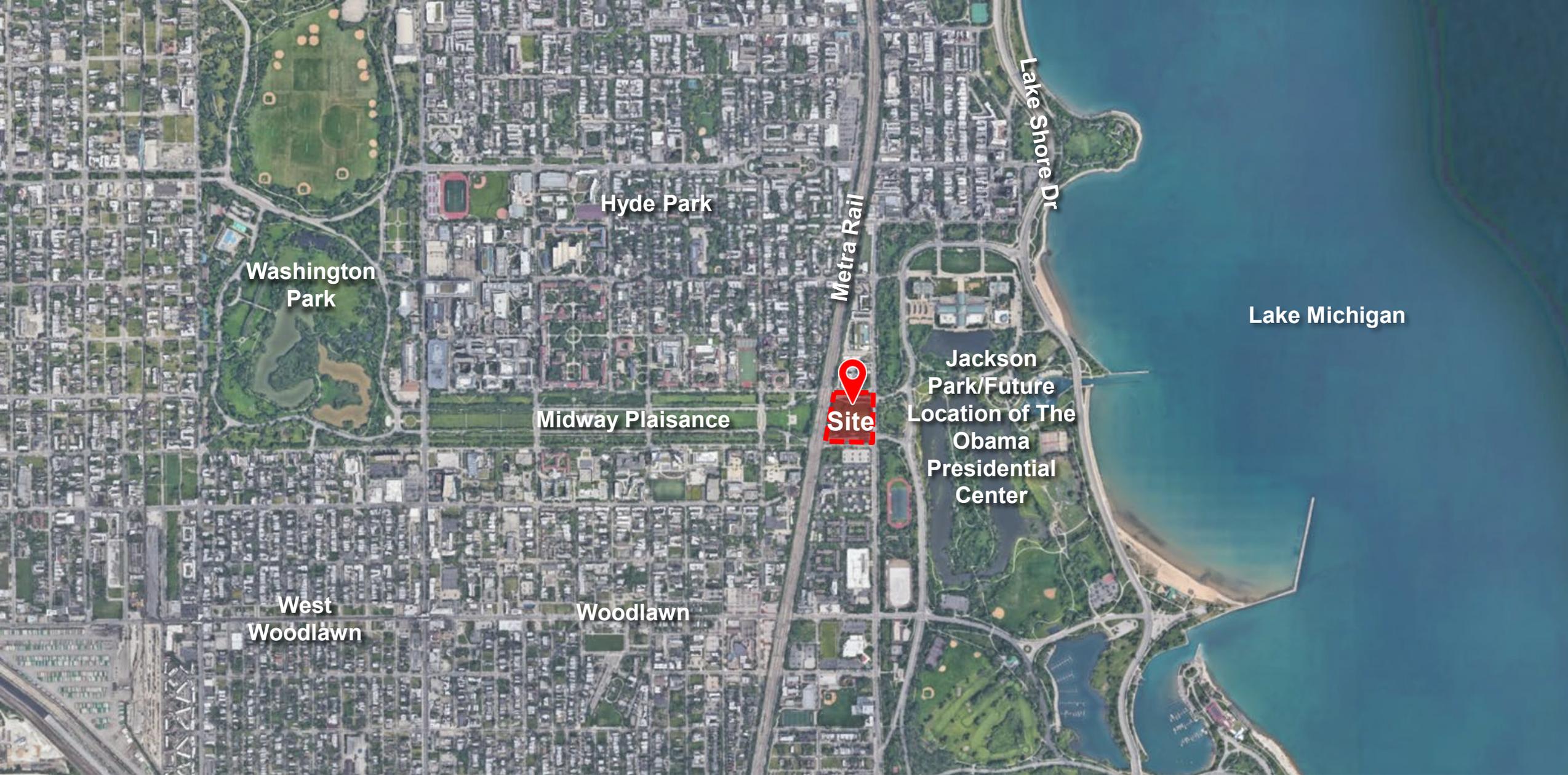
# ★ Community Area Snapshot

- Southeast Region
- 5<sup>th</sup> Ward – Alderman Leslie Hairston
- Hyde Park Community Area
- Demographics:
  - 47% White, 7.5% Hispanic, 14% Asian, 24% Black
  - 40% of residents are between the ages of 20-34
  - Over 80% of the households are 1-2 people
  - Median household income is \$52,423
  - Over 59% of residents use transit, walk, or bike to get to work
  - Total Population is 29,456



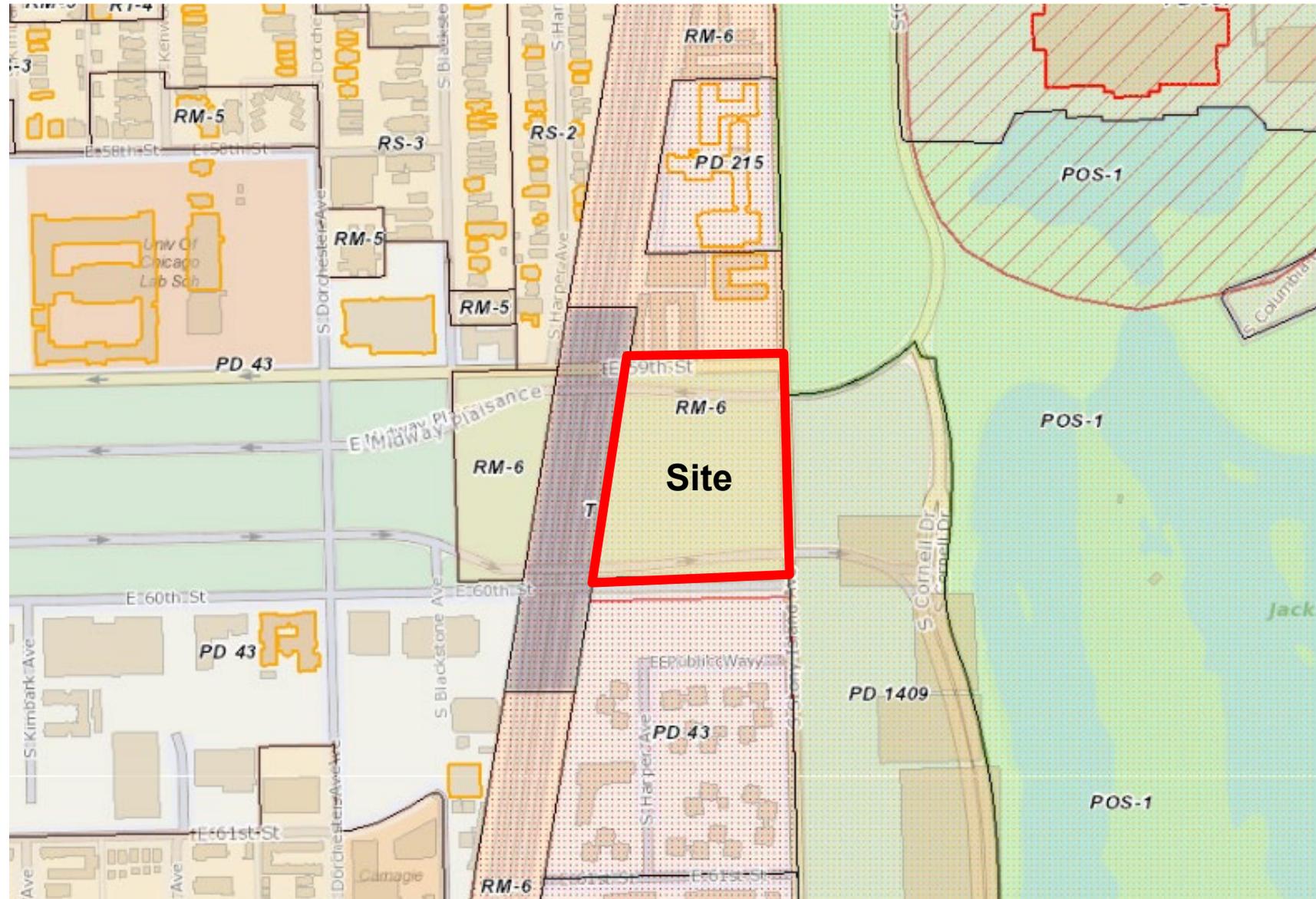
SOURCE: CMAP COMMUNITY DATA SNAPSHOT; HYDE PARK, CHICAGO COMMUNITY AREA, JULY 2022 RELEASE

**Planning Regions with Community Areas**



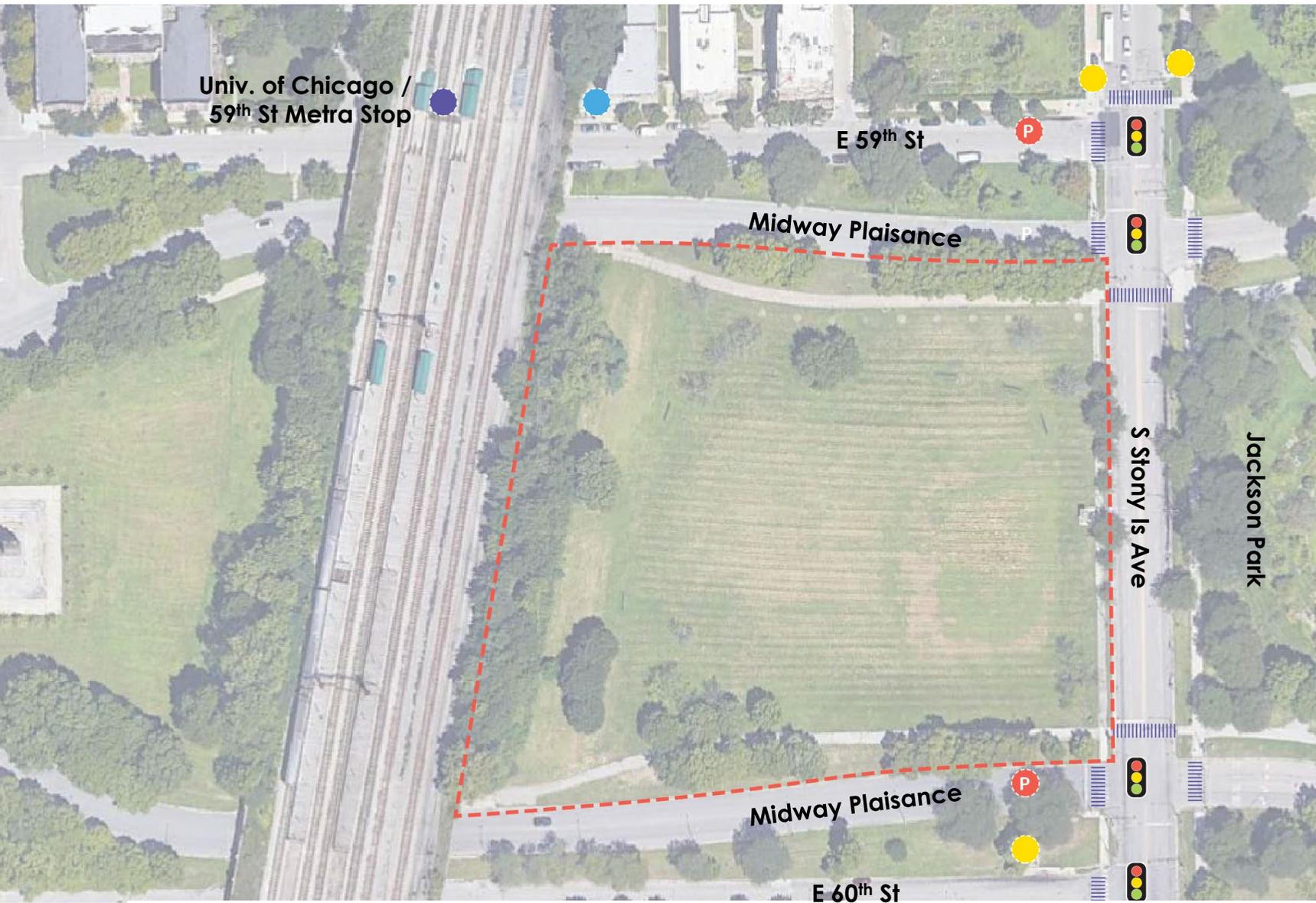
**SITE CONTEXT PLAN**

- Midway Plaisance
- Current Zoning: RM-6
- Remain zoned as RM-6
- Lakefront Zoning: Public





**SITE AERIAL MAP & EXISTING LAYOUT**



**LEGEND**

-  Project Limit Line
-  Parking  
e.g., Parking Lot, Parking Structure,  
Street Parking
-  Bike Share (e.g, Divvy)
-  Bus Stop
-  Train Station
-  Pedestrian Crosswalk
-  Pedestrian Crosswalk



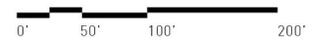


**LEGEND:**

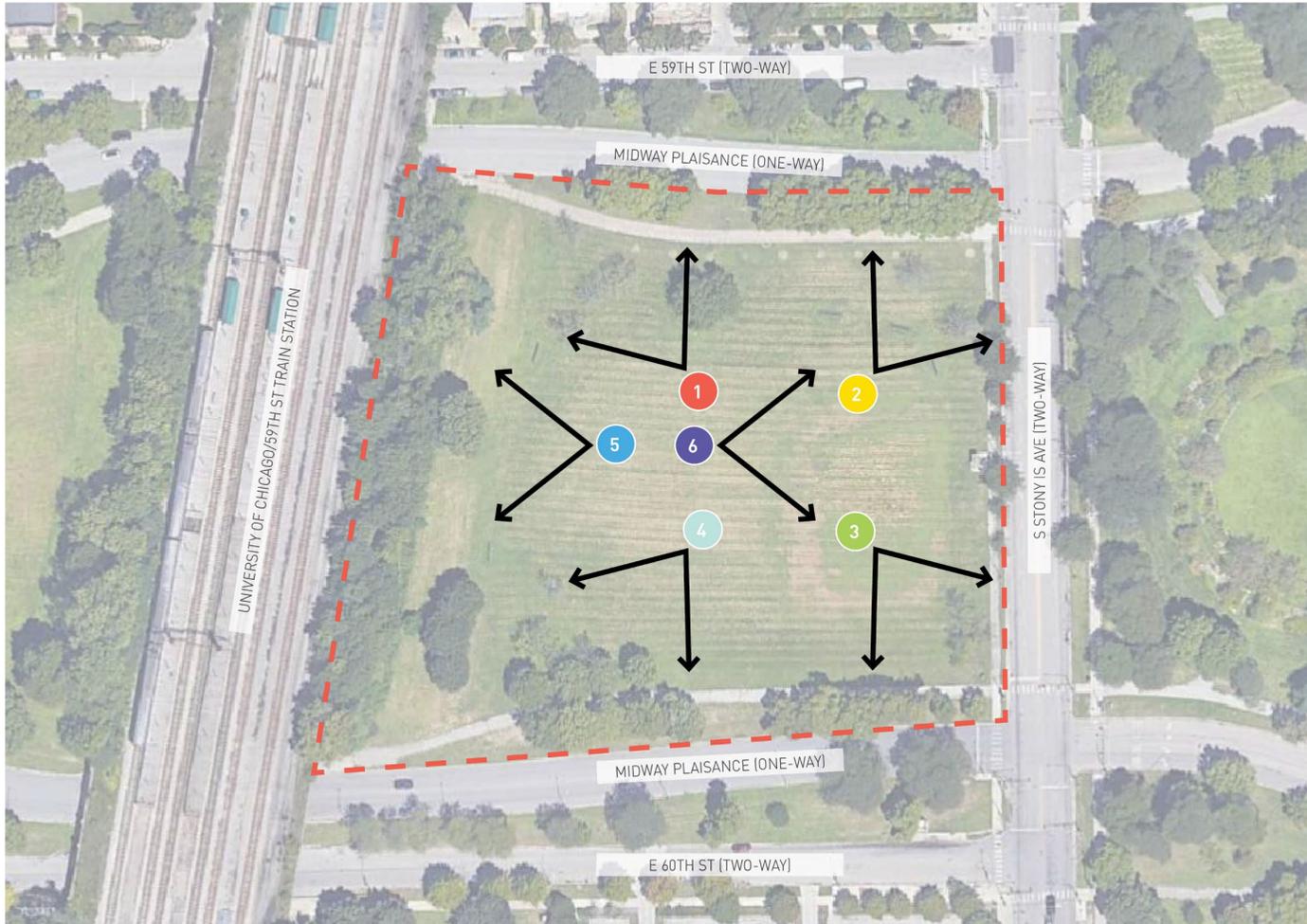
--- Project Limit Line



1 DIAGRAM PLAN  
SCALE: 1" = 100'-0"

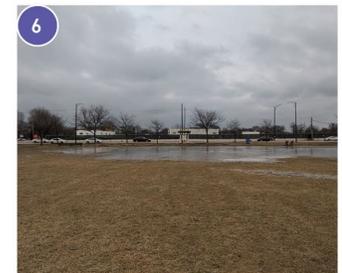
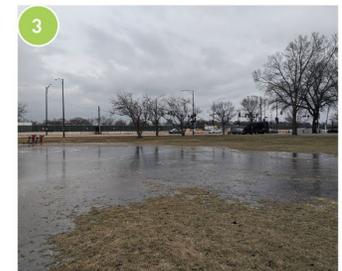


**CONTEXT PHOTOS**

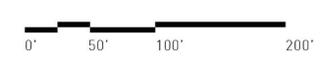


**LEGEND:**

--- Project Limit Line



1 DIAGRAM PLAN  
SCALE: 1" = 100'-0"



**CONTEXT PHOTOS**



Existing Mixed-Use Trail



Existing Sidewalk



Existing Cheney Goode Memorial *(Note: Not ADA Accessible)*



Existing Benches *(Note: No historical significance)*



Existing Open Space *(Note: Including practice football field and wetland delineation)*



Existing Shade Trees



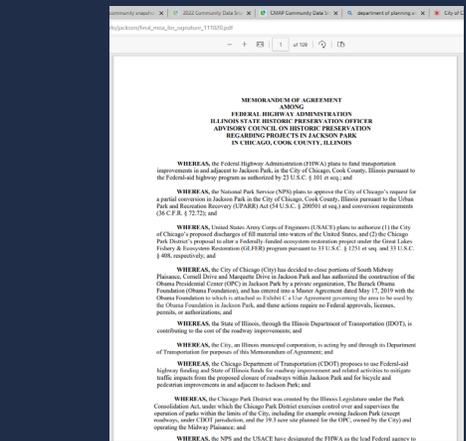
Existing Vegetation Buffer *(Note: Area adjacent to Metra Rail)*



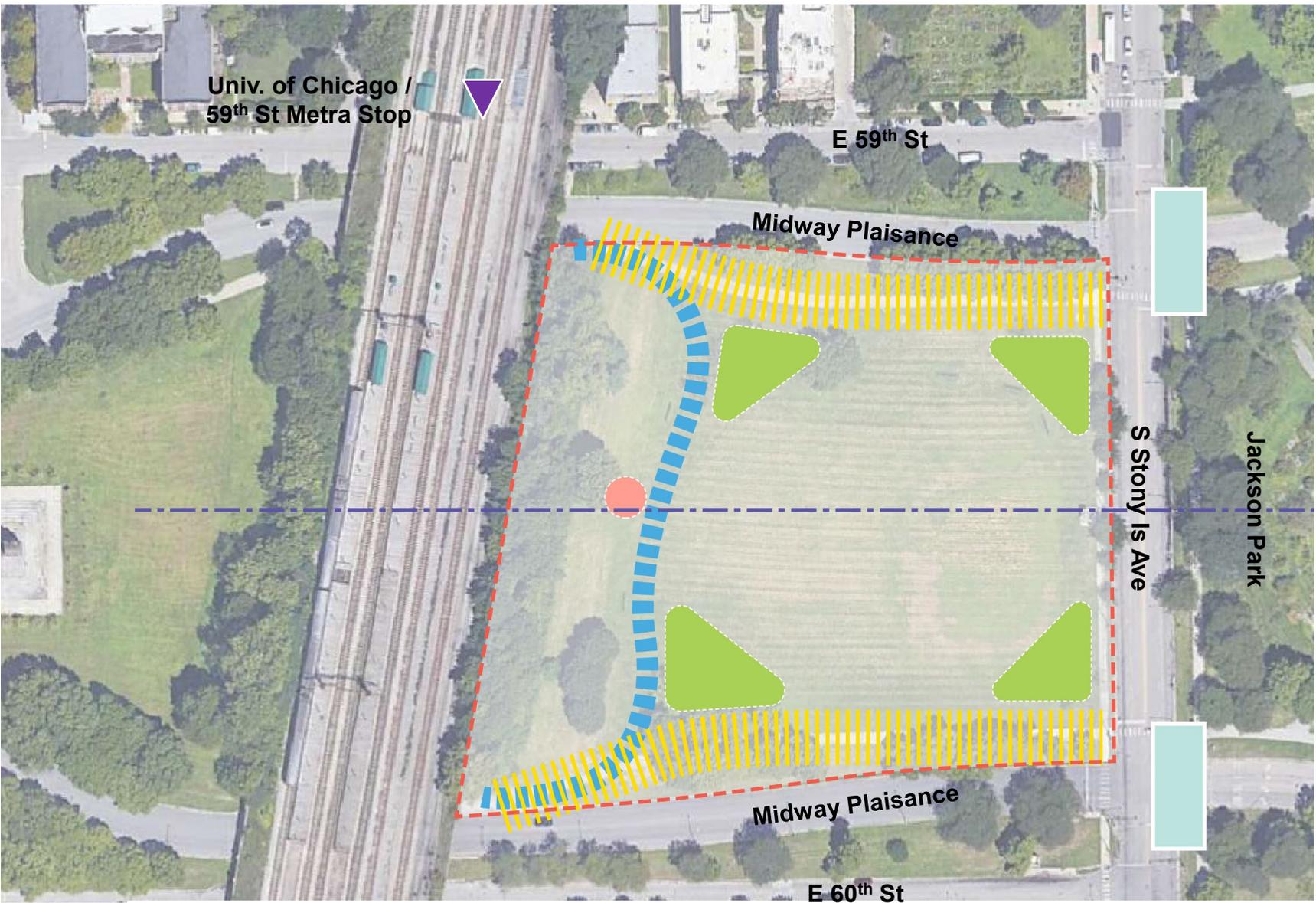
Existing Boulevard Signage

# CONTEXT PHOTOS

# Planning Context



- Project Mandated by Federal Review of Jackson Park Improvements and Grant Agreements to Urban Park and Recreation Recovery Act of 1978 (UPARR)
- Memorandum of Agreement signed November 10, 2020; UPARR signed May 21, 2021
- Federal Highway Administration, National Park Service, Illinois State Historic Preservation Office, Advisory Council on Historic Preservation, City of Chicago Department of Planning and Development, Chicago Park District
- Websites for Reference
  - [City of Chicago :: Federal Review of Jackson Park Improvements](#)
  - [UPARR Grant Amendments.pdf \(chicago.gov\)](#)



**LEGEND**

- - - PROJECT LIMIT LINE
- - - EAST-WEST AXIS
- ||||| HISTORIC LOCATION OF TREE ALLÉE
- ||||| HISTORIC LOCATION OF CONNECTOR PATH
- EXISTING CHENEY-GOODE MEMORIAL
- HISTORIC LOCATION OF WORLD'S COLUMBIAN EXPOSITION ENTRANCES
- HISTORIC LOCATION OF ORNAMENTAL PLANTING





# Project Timeline & Community Outreach

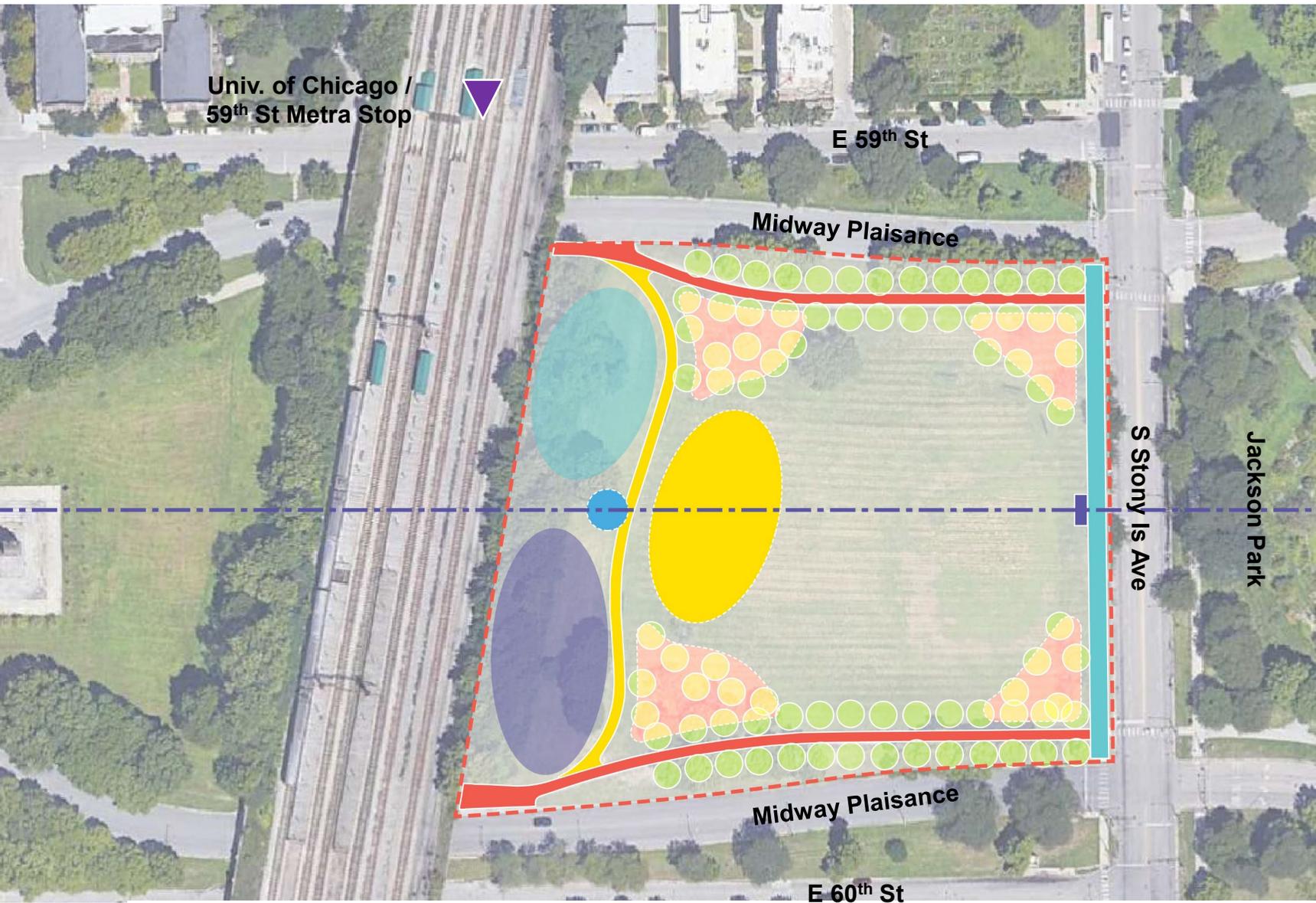
**LPO application filing date – 3/20/2023**

## **Community Outreach:**

- January 25, 2022: 5<sup>th</sup> Ward Aldermanic Meeting
- March 29, 2022: Community Meeting Presentation #1
- May 3, 2022: Community Meeting Presentation #2
- June 21, 2022: Community Meeting Presentation #3
- October 6, 2022: Community Meeting Presentation #4
- December 13, 2022: Community Meeting Presentation #5

## **Project changes based on community feedback:**

- Restore & Preserve Historical Character-defining features of Cheney-Goode Memorial Bench
- Consider site access, safety, and proximity to restrooms facilities
- Maintain embankment access as hill for sledding
- Mitigate noise pollution, maintain calmness & serenity of the space and maximize green space



**LEGEND**

- - - PROJECT LIMIT LINE
- - - EAST-WEST AXIS
- RESTORED MIXED-USE TRAIL & TREE ALLÉE
- RESTORED CONNECTOR PATHWAY
- RESTORED SIDEWALK
- RESTORED CHENEY-GOODE MEMORIAL
- UNIVERSALLY ACCESSIBLE / NATURE PLAY
- ▲ RESTORED ORNAMENTAL PLANTING
- EXISTING BOULEVARD SIGNAGE
- NORTH HILL
- SOUTH HILL
- OPEN SPACE WITH FLEXIBLE USE

1 AERIAL PLANS  
NTS





### 1 RESTORED MIXED-USE TRAIL AND TREE ALLÉE

**Existing Conditions:** Paving is deteriorated, and some boulevard trees are missing or damaged

**Proposed Work:** Repair and repave path in existing location with in-kind materials as needed to make path fully accessible. Replace missing and damaged boulevard trees with new trees per CPD historic boulevard tree standards.

### 2 RESTORED CONNECTOR PATHWAY

**Existing Conditions:** Path surface is severely deteriorated and overgrown. There is not currently a paved accessible path to the Cheney-Goode Memorial.

**Proposed Work:** Repave, widen, and slightly realign path to provide accessible route to Cheney-Goode Memorial and to new playground.

### 3 NORTH HILL

**Existing Conditions:** Hill is overgrown with undergrowth which was not historically here.

**Proposed Work:** Remove undergrowth and clean up area to restore to historic appearance as shown in historic photographs.

### 4 RESTORED CHENEY-GOODE MEMORIAL BENCH

**Existing Conditions:** Stone memorial bench has been vandalized many times and the stone is now painted black. The sundial is missing, and the pedestal is damaged.

**Proposed Work:** Restore Cheney Goode bench and sundial per historic photographs and drawings.

### 5 SOUTH HILL

**Existing Conditions:** Hill is overgrown with undergrowth which was not historically here.

**Proposed Work:** Remove undergrowth and clean up area to restore to historic appearance as shown in historic photographs.

### 6 SITE FENCING

**Existing Conditions:** There is no fencing on the site currently.

**Proposed Work:** Site fencing to enclose playground areas.

### 7 RESTORED ORNAMENTAL PLANTING

**Existing Conditions:** Some remnants of the historic ornamental plantings remain but are in poor condition and may need to be removed because of regrading.

**Proposed Work:** Restore and replant ornamental plantings per historic photographs and drawings.

### 8 CENTRAL LAWN SPACE

**Existing Conditions:** Lawn is in poor condition because of poor drainage. The entire Midway Plaisance is sunken down from the adjacent boulevards.

**Proposed Work:** Regrade and add drainage to provide usable lawn. Lawn will be regraded to be kept below boulevard grade to maintain the historic grading relationship between the lawn and boulevard.

### 9 EXISTING BOULEVARD SIGN

**Existing Conditions:** Non-historic boulevard sign is centered on the east side of the site along Stony Island Ave.

**Proposed Work:** Leave sign as is. Although historically non-contributing, the sign maintains the site symmetry and does not negatively impact the historic character of the site. The sign is consistent with other signage throughout the historic boulevard system.

### 10 RESTORED SIDEWALK

**Existing Conditions:** Sidewalk along Stony Island Ave is deteriorated and is not accessible.

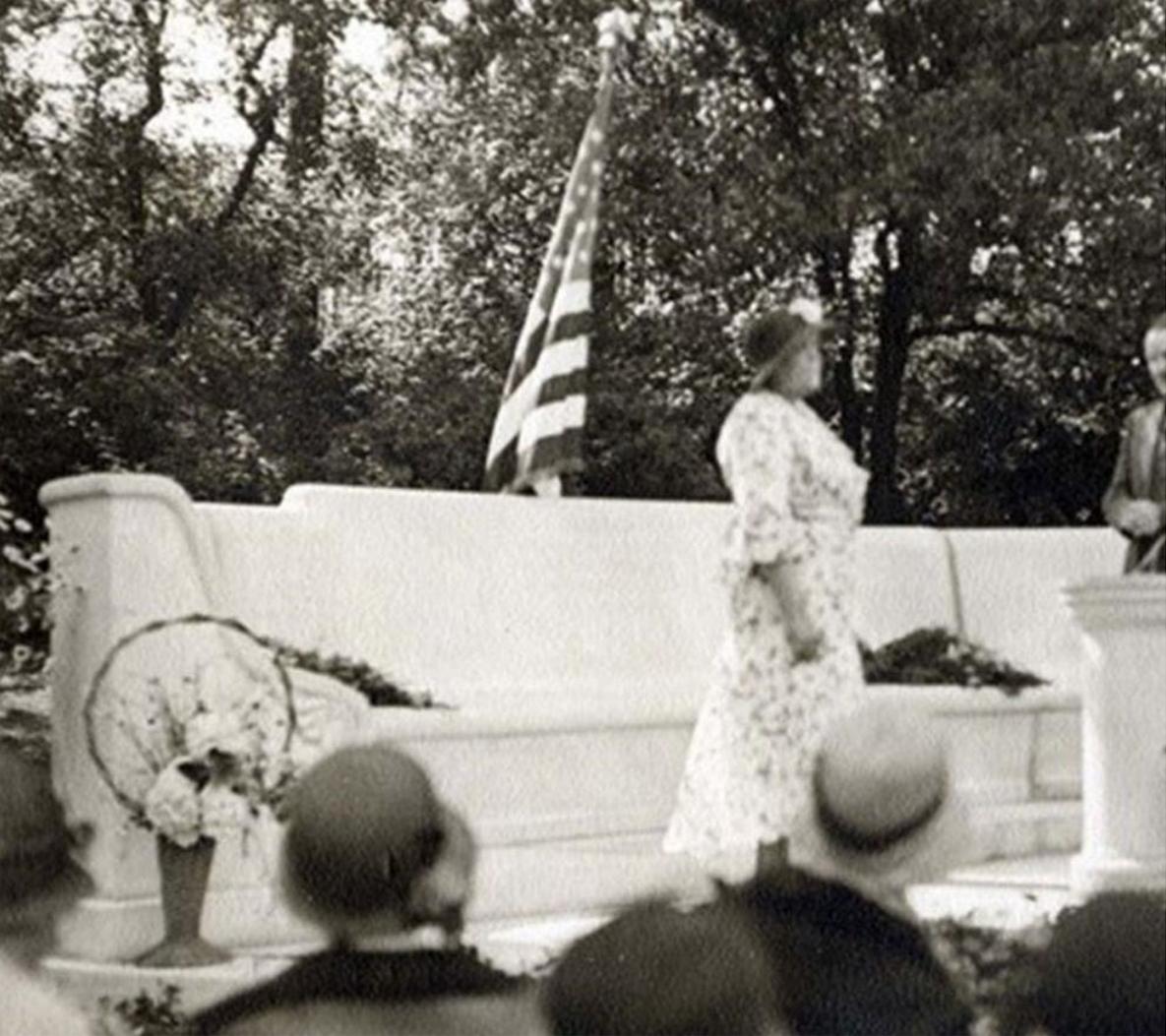
**Proposed Work:** Resurface and widen sidewalk in current alignment to make accessible.

### 11 UNIVERSALLY ACCESSIBLE NATURE PLAY

**Existing Conditions:** There is currently no playground in the site.

**Proposed Work:** Insert universal playground on west side of site as proposed in Memorandum of Agreement. Playground placed to avoid historically significant features and placed to maintain the symmetry and balance of the site from north to south.

# Restored Cheney Goode Memorial





- 1 RESTORED MIXED-USED TRAIL
- 2 RESTORED CONNECTOR PATHWAY
- 3 NORTH HILL
- 4 "SMELL" - SEATINGS WITH FRAGRANT PLANTINGS
- 5 ACCESSIBLE SWING
- 6 GATHER NODE
- 7 "TASTE" - MUD KITCHEN
- 8 SENSORY AND COMMUNICATION WALLS
- 9 MINI FOREST MAZE
- 10 "SOUND" - RUSTLING LEAVES WITH SUSPENDED SURFACES
- 11 BAREFOOT SENSORY PATH
- 12 VINE TRELLIS TUNNEL
- 13 TREE-TOP ADVENTURE COURSE
- 14 MUSIC NODE
- 15 RESTORED CHENEY GOODE MEMORIAL
- 16 OUTLOOK
- 17 SHADE STRUCTURE
- 18 CLIMBING HILL W/ SLIDE
- 19 ROPES COURSE
- 20 WATER NODE
- 21 LOG BEAM NETWORK
- 22 RUMBLE PATH
- 23 OBSTACLE COURSE
- 24 MEANDERING GARDENS
- 25 "TOUCH" - LOOSE PARTS PLAY
- 26 "SIGHT" - BUTTERFLY GARDEN
- 27 SOUTH HILL
- 28 NATIVE SEED MIX
- 29 ORNAMENTAL PLANTING
- 30 SITE FENCING
- 31 POSSIBLE LOCATION OF PORTABLE TOILETS
- 32 BIKE PARKING
- 33 CENTRAL LAWN SPACE
- 34 RESTORED SIDEWALK



# Overall Play Area



# Sensory Nooks: "Sight" - Butterfly Garden

Universally Attainable



# Musical Play Node

Universally Attainable



# Tree-top Adventure Course

Acceptable Risks



# Water Play Node

Universally Attainable



# Accessible Swing

Universally Attainable



**Our project is designed in accordance with the City of Chicago  
stormwater management requirements**

**Chicago Park District MBE/WBE  
requirement is 25% MBE and 5% WBE.**

**Our project will meet Chicago Park District MBE/WBE  
requirements and aim to exceed the requirements.**



# DPD Recommendations

The Department of Planning and Development has reviewed the proposal and has concluded that the proposed project will comply with the applicable policies of the Lakefront Plan of Chicago and the Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance, especially regarding the following policies:

- **Policy No. 2:** The proposal will maintain and enhance the character of the lake shore parks by providing landscape improvements to this area of Midway Plaisance Park.
- **Policy No. 4:** The proposal will preserve the cultural, historical, and recreational heritage of the lakeshore park system by enhancing the recreational services for children and keeping the historic character of the Midway Plaisance.
- **Policy No. 6:** The proposal will increase the diversity of recreational opportunities by providing a universally accessible playground designed to cater to the needs of physically, developmentally, and emotionally impaired users.
- **Policy No. 8:** The proposal will increase public safety by encouraging the use of the area during park hours.
- **Policy No. 10:** The proposal promotes a harmonious relationship between the lakeshore parks and the community edge by maintaining the current public paths and providing safe access to the lakefront.
- **Policy No. 11:** The proposal will help to improve access through the park with pathways that connect to the larger lakeshore parks.
- **Policy No. 13:** The proposal will enhance the lakefront character through the improvement of recreational features.

With respect to the Policies and Purposes not enumerated here, the Department of Planning and Development has determined that they are not applicable or primary objectives of this proposal.

Based on the findings in this report, it is the recommendation of the Zoning Administrator that the Chicago Plan Commission approve Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 777 as being in conformance with the provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance.